

Exhibit A

INTERNATIONAL UNION of OPERATING ENGINEERS LOCAL 501

Southern California
2405 West 3rd Street
Los Angeles, CA 90057
T: 213.385.1561 | F: 213.385.7324
Headquarters



Southern Nevada
301 Deauville Street
Las Vegas, NV 89106
T: 702.382.8452 | F: 702.386.5813

Certified Letter: 7009 3410 0001 8120 9203

August 31, 2017

Kevin Harlow
Associate
DLA Piper LLP (US)
401 B Street, Suite 1700
San Diego, California 92101-4297
United States
www.dlapiper.com

Re: Green Valley Ranch

Dear Mr. Harlow;

This correspondence shall serve as the formal notification that the majority of employees employed by Green Valley Ranch at 2300 Paseo Verde Parkway, Henderson, Nevada have signed valid authorization cards to voluntarily select the International Union of Operating Engineers, Local 501, AFL-CIO to be their exclusive bargaining representative. Therefore, the Union is formally requesting recognition as the exclusive bargaining representative for the purpose of collective bargaining at Green Valley Ranch.

For the purpose of collective bargaining, please provide the:

- A list of current employees including their names, dates of hire, rates of pay, job classification, last known address, phone number, date of completion of any probationary period, and social security number
- Copies of all current job descriptions
- Copies of all disciplinary notices, warnings or records of disciplinary personnel actions for the last 24 months
- A copy of all company fringe benefit plans including retirement, sick time, profit sharing, severance, stock incentive, vacation, health and welfare, apprenticeship, training, education, legal services, child care or any plans which relate to the employees
- Copies of any company wage or salary plans
- A copy of all current company personnel policies, practices and procedures
- Copies of all contract agreements related with Property and sub-contractors, e.g. IGT and Scientific Gaming or/owner(s)
- Copies of all Covenants, Conditions and Restrictions (CCR) and/or any additional information related to said agreements in the above
- Complete Enclosed Employer Contact Information Request Form (E411)

Organizing is The Key to Our Union's Future
local501.org

These requests are limited to bargaining unit employees unless otherwise indicated.

Furthermore, it is with this letter that we are also putting Green Valley Ranch on notice that the National Labor Relations Act (NLRA) states in Section 7: "Employees shall have the right to self-organization, to form, join, or assist labor organizations, to bargain collectively through representation of their own choosing, and to engage in other concerted activities for the purpose of collective bargaining." We also remind Green Valley Ranch that Section 8(a) of the NLRA states: "It shall be an unfair labor practice for an employer to interfere with, restrain, or coerce employees in the exercise of the rights guaranteed in section 7."

Some examples of these violations include but are not limited to:

- Threaten to or actually fired, lay-off, discipline harass, transfer, question, or reassign employees because they support the Union
- Favor employees who don't support the Union over those who do in promotions, job assignments, wages, hours, enforcement of rules, or any other working conditions
- Shut down the work site or take away any benefits or privileges employees currently enjoy in order to discourage union activity
- Promise employees a pay increase, promotion, benefit, or special favor if they oppose the Union

It is the Union's position that if any Green Valley Ranch representatives violate any provision of the NLRA to indict Green Valley Ranch on federal charges for violation of the Act. Please respond to the information by 9/7/17.

Thank you for your time in this important matter. I am available to meet with you on 9/27/17, 9/28/17 and 10/4/17 to discuss this issue further. Should you have any questions I can be reached at (702) 622-0846.

Sincerely,



Jose Soto
Director of Organizing
IUOE Local 501

cc: Edward J. Curly, Business Manager, IUOE Local 501

Certified Mail:

Exhibit B

Harlow, Kevin

From: Jose Soto <JSoto@local501.org>
Sent: Wednesday, August 30, 2017 4:25 PM
To: Lipkin, Harriet
Cc: Harlow, Kevin; sheila.lee@stationcasino.com
Subject: RE: Green Valley Ranch / Local 501 / Slot Techs
Attachments: Green Valley Information Request.pdf

Mrs. Lipkin,

I'm fully aware and very familiar with the process. The region clearly stated, that the only similarities between the slot techs at Green Valley Ranch and the security guards, is that they work at a casino. The Bellagio case your referring too, is in regards to surveillance techs two very different classifications.

Attached is an information request, I'm hoping we can meet and commence bargaining, rather than waist time on an argument that's futile and somewhat desperate after a 13-0 outcome.

Mrs. Lipkin I was hoping for a better start to our relationship, but it seems unlikely due to the position your taking. We are still open to meet and have set dates in the attached letter. Also, like the letter states if our requests are not met we will seek relief through the NLRB.

---Original Message-----

From: Lipkin, Harriet [<mailto:Harriet.Lipkin@dlapiper.com>]
Sent: Wednesday, August 30, 2017 2:43 PM
To: Jose Soto <JSoto@local501.org>
Cc: Lipkin, Harriet <Harriet.Lipkin@dlapiper.com>; Harlow, Kevin <Kevin.Harlow@dlapiper.com>
Subject: Green Valley Ranch / Local 501 / Slot Techs

Dear Mr. Soto,

We are writing on behalf of Green Valley Ranch, in response to your 8/24/17 letter regarding Green Valley Ranch. Please direct all communications regarding this matter to my attention.

For the reasons previously articulated, Green Valley Ranch continues to object to the election conducted by the NLRB, and shall permit the Regional Director, NLRB and/or US Court of Appeals to correct the error. You are familiar with that process.

Consequently, Green Valley Ranch declines the Union's proposal to commence negotiations. Green Valley Ranch shall join Local 501 at the bargaining table, for good faith negotiations, if and when its challenge is unsuccessful.

In the meantime, we note that the direction contained in your 8/24 letter is an inaccurate statement of an employer's bargaining obligation. We shall revisit that topic if and when appropriate to do so.

Thanks -

Harriet Lipkin

The information contained in this email may be confidential and/or legally privileged. It has been sent for the sole use of the intended recipient(s). If the reader of this message is not an intended recipient, you are hereby notified that any unauthorized review, use, disclosure, dissemination, distribution, or copying of this communication, or any of its contents, is strictly prohibited. If you have received this communication in error, please reply to the sender and destroy all copies of the message. To contact us directly, send to postmaster@dlapiper.com. Thank you.

Exhibit C

Harlow, Kevin

From: Lipkin, Harriet
Sent: Monday, November 06, 2017 2:55 PM
To: Jose Soto; Harlow, Kevin
Cc: Lipkin, Harriet
Subject: Re: Green Valley Ranch / Local 501 / Slot Tech Information Request

Mr. Soto -
Please recall your experience with the Bellagio surveillance techs.
You are familiar with this process.

We encourage you to direct any remaining questions to your counsel.

Thanks - harriet Lipkin

Sent from my BlackBerry 10 smartphone.

From: Jose Soto
Sent: Monday, November 6, 2017 12:02 PM
To: Lipkin, Harriet; Harlow, Kevin
Cc: sheila.lee@stationcasino.com
Subject: RE: Green Valley Ranch / Local 501 / Slot Tech Information Request

Ms. Lipkin,

Despite your beliefs the bargaining unit was certified on October 16th 2017. Attached you will find our updated versions of previous letters we sent. The decision was clear from the region, I'm not sure what leads you to believe, that you can waive your obligations bargain. Please respond by November 8th 2017.

From: Lipkin, Harriet [<mailto:Harriet.Lipkin@dlapiper.com>]
Sent: Monday, November 6, 2017 10:55 AM
To: Jose Soto <JSoto@local501.org>
Cc: Lipkin, Harriet <Harriet.Lipkin@dlapiper.com>; Harlow, Kevin <Kevin.Harlow@dlapiper.com>
Subject: Green Valley Ranch / Local 501 / Slot Tech Information Request

Dear Mr. Soto,
Consistent with our prior replies to your repeated correspondence regarding the above-referenced matter, Employer Green Valley Ranch respectfully declines the Union's invitation to commence collective bargaining and/or produce information, because Local 501 should not have been certified as the representative of a bargaining unit composed of statutory guards.

The Employer shall await the decision of the NLRB and /or US Court of Appeals, which we are optimistic will agree with the Employer's position.

Of course, if otherwise, the Employer shall comply with the Court's order.

Thanks -
Harriet Lipkin

Sent from my BlackBerry 10 smartphone.

From: Jose Soto <JSoto@local501.org>
Sent: Monday, November 6, 2017 12:46 PM
To: Lipkin, Harriet; Harlow, Kevin
Cc: sheila.lee@stationcasino.com
Subject: Information Request

Ms. Lipkin,

Please excuse me, as it seems that the information request was not attached. Can you please refer to my earlier email below, please provide the information no later than Wednesday, November 8th 2017.

From: Jose Soto
Sent: Tuesday, October 31, 2017 9:55 AM
To: 'Lipkin, Harriet' <Harriet.Lipkin@dlapiper.com>
Cc: 'Harlow, Kevin' <Kevin.Harlow@dlapiper.com>; 'sheila.lee@stationcasino.com' <sheila.lee@stationcasino.com>
Subject: Obligation to Bargain.

Ms. Lipkin,

The bargaining unit was certified on October 16th 2017. This is our fourth attempt, requesting information for the purpose of collective bargain. Please provide the information so we can bargain over the effects and other working terms and conditions of employment.

Jose Soto
Director of Organizing
IUOE Local 501
(702) 622-0846

NOTICE: This message is intended only for the addressee and may contain information that is privileged, confidential work product. If you are not the intended recipient, do not read, copy, retain or disseminate this message or any attachment. This message contains confidential information and is intended only for the individual named. If you have received this message in error, please call the sender immediately at (702-622-0846) or email the sender at (jsoto@local501.org) and delete all copies of the message and any attachment. If you are not the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited. Neither the transmission of this message or any attachment, nor any error in transmission or misdelivery shall constitute waiver of any applicable legal privilege.

The information contained in this email may be confidential and/or legally privileged. It has been sent for the sole use of the intended recipient(s). If the reader of this message is not an intended recipient, you are hereby notified that any unauthorized review, use, disclosure, dissemination, distribution, or copying of this communication, or any of its contents, is strictly prohibited. If you have received this communication in error, please reply to the sender and destroy all copies of the message. To contact us directly, send to postmaster@dlapiper.com. Thank you.

Exhibit D

Harlow, Kevin

From: Lipkin, Harriet
Sent: Thursday, March 08, 2018 4:11 PM
To: Jose Soto
Cc: Valerie.murzl@stationcasinos.com; Hilton, Teresa; Lipkin, Harriet
Subject: RE: Request to Bargain

Jose –
You fail to refer to a specific hotel/casino in the Subject line, but refer to Green Valley Ranch in the email. Does your email and request pertain to Green Valley Ranch?

If so, as we have explained previously, Green Valley Ranch respectfully declines your request to bargain, because Green Valley Ranch contests the Regional Director's certification. Green Valley Ranch shall satisfy an order from the court of appeals, if any, related to the certification.

In addition, Green Valley Ranch denies that it has departed from its status quo.

Thanks – Harriet Lipkin

Harriet Lipkin
Partner

T +1 202.799.4250
F +1 202.799.5250
M +1 202.669.0099
E harriet.lipkin@dlapiper.com



DLA Piper LLP (US)
500 Eighth Street, NW
Washington, DC 20004
United States
www.dlapiper.com

From: Jose Soto [<mailto:JSoto@local501.org>]
Sent: Thursday, March 08, 2018 4:04 PM
To: sheila.lee@stationcasino.com
Cc: Valerie.murzl@stationcasinos.com; Lipkin, Harriet
Subject: Request to Bargain

Good Afternoon,

I was informed earlier today that a project is being scheduled for members of the bargaining unit. This project is set to begin on March 17th 2018, members of the bargaining unit are being asked to install 26 tournament games, and are only being provided with a week notice. We believe this a change in the bargaining unit's status quo and would like the opportunity to bargain over this change. Please provide the information requested below.

- Please provide your policy and procedures in regards to slot tournaments.
- How often are slot tournaments held at Green Valley Ranch Hotel and Casino.
- What type of notice is provided for special projects, like slot tournaments.
- What are the safety policies in regards to installs, conversions and preventative maintenance to slot machines when tournaments take place.

Please respond no later than March 9th 2018.

Jose Soto
Director of Organizing
IUOE Local 501
(702) 622-0846

NOTICE: This message is intended only for the addressee and may contain information that is privileged, confidential work product. If you are not the intended recipient, do not read, copy, retain or disseminate this message or any attachment. This message contains confidential information and is intended only for the individual named. If you have received this message in error, please call the sender immediately at (702-622-0846) or email the sender at jsoto@local501.org and delete all copies of the message and any attachment. If you are not the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited. Neither the transmission of this message or any attachment, nor any error in transmission or misdelivery shall constitute waiver of any applicable legal privilege.